

Richard and Cari Schuhmacher
1907 Rosealee Lane, West Kelowna
250-769-4810 (home)
250-870-4570 (cell)

City of West Kelowna
2760 Cameron Road, West Kelowna

Re: File No: DVP-20-05

2184 Sunview Drive

To whom it may concern,

First off, thank-you for taking time to review our request for Variance for 2184 Sunview Drive. My wife and I had purchased the property in 2012 from the Developer who had built numerous residences in the area. The Developer had built all the homes with secondary suites installed to assist with rental income for the home owners, as there was a clear need for this in the City. When we purchased the property, I contacted the City of West Kelowna who advised suites were not permitted in the area, due to the zoning issues of the day. At the time, I was well aware of numerous illegal suites in the area, but chose to follow the rules and rent out the dwelling to one family. At no time have we ever rented the suite out as a stand-alone unit. Moreover, I have been in contact with West Kelowna Bylaw twice over the last 8 years and permitted them to enter the property to confirm this.

Recently, our current renter (of two years), [REDACTED] approached my wife and I about installing a secondary suite [REDACTED] At first, we were very hesitant about changing the set up for the residence [REDACTED] My wife and I [REDACTED] wanted to assist her in every way we could. [REDACTED]

As the residence was already set up for a suite (separate entrance, rough-in for stove, kitchen already installed), we decided that this may be an opportunity for us along with current renter. We followed all the applicable rules and reached out to the City to start the process.



As we can understand anytime there is a change in an area, local residents may have concerns, so we have taken the necessary steps of speaking to nearby neighbors and educating them about the reasoning for the Variance along with the Secondary Suite request.

As parking is always a raised issue I want to clarify that the current renter only has one vehicle and always parks in the garage, leaving an additional spot in the garage and parking on the driveway if permitted by pending variance. As my wife and I fully understand some of the discussion in regards to tandem parking (sometimes inconvenient for homeowners to do), we have decided if the variance and suite are approved we will only be renting out to a single person. Furthermore, we will be require any future tenant (in either unit) to sign off in the rental contract, to only park on the driveway and no street parking will be permitted.

My wife and I are very involved landlords and do as much as we can to keep the property up to and above standards for area. We screen our tenants to the best of our ability and only rent to people who we believe would be somebody we would enjoy living next door to.

Please feel free to reach out to myself or the current renter if you feel any of this provided information needs to be clarified.

Again thank-you for taking the time to read this letter and for the consideration of the variance.

Sincerely,

Richard and Cari Schuhmacher